CITY OF MIAMI BEACH COMMISSION ITEM SUMMARY



Condensed Title:

Accept the City Manager's Recommendation Relative to the Ranking of Firms Pursuant to RFQ No. 08-03/04 for Engineering, Urban Design, and Landscape Architecture Services needed for the Planning, Design, Bid and Award, and Construction Administration of Phases III, IV, and V of the South Pointe Streetscape Improvement Project.

Issue:

Shall the City Commission accept the City Manager's recommendation relative to the ranking of firms and authorize negotiations?

Item Summary/Recommendation:

On November 25, 2003, the City Commission authorized the issuance of a RFQ to solicit the qualifications from professional firms with the capability and experience to provide engineering, urban design, and landscape architecture services needed for the planning, design, bid and award, and construction administration of phases III, IV, and V of the South Pointe Streetscape Improvement project.

RFQ No. 08-03/04 was issued on January 15, 2004 with an opening date of February 17, 2004. The City received responses from the following 8 firms:

- Chen and Associates
- Edwards and Kelcev
- Keith and Schnars, P.A.
- Marlin Engineering, Inc.
- R. J. Behar & Company, Inc.
- The RPMK Group, Inc.
- Superior Consultants
- Wolfberg Alvarez and Partners

The City Manager via Letter to Commission (LTC) No. 125-2004, appointed an Evaluation Committee ("the Committee"). Consensus at the end of the 1st Evaluation Committee meeting was to invite the top four (4) ranked firms to provide a 15 minute presentation, followed by a 30 minute question and answer session.

During deliberations at the 2nd Evaluation Committee meeting, the Committee members discussed their individual ranking and arrived at the following ranking order for each firm:

- First:
- Chen and Associates
- Second: Wolfberg Alvarez and Partners
- Third: Keith and Schnars, P.A.

The firm of Chen and Associates, was deemed to be the first ranked firm based on the experience and qualifications of their team.

ACCEPT THE MANAGER'S RECOMMENDATION AND AUTHORIZE NEGOTIATIONS

Advisory Board Recommendation:

Financial Information:

Source of		Amount	Account	Approved
Funds:	1			
	2			
	3			
	4			
Finance Dept.	Total			

City Clerk's Office Legislative Tracking:

Gus Lopez

Sign-Offs:

Department Director	Assistant City Manager	For City Manager	
GL_1 TH_	RCM	JMG_JMS	
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AGENDA ITEM CTA

DATE 9-8-04

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139 www.miamibeachfl.gov



Date: September 8, 2004

COMMISSION MEMORANDUM

To:

Mayor David Dermer and

Members of the City Commission

From:

Jorge M. Gonzalez

City Manager

Subject:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF CITY MANAGER PERTAINING TO THE RANKING QUALIFICATIONS RECEIVED PURSUANT TO REQUEST QUALIFICATIONS (RFQ) NO. 08-03/04, FOR ENGINEERING, URBAN DESIGN, AND LANDSCAPE ARCHITECTURE SERVICES NEEDED FOR THE PLANNING. DESIGN, BID AND AWARD, AND CONSTRUCTION ADMINISTRATION OF PHASES III, IV, AND V OF THE SOUTH POINTE STREETSCAPE IMPROVEMENT PROJECT; AUTHORIZING ADMINISTRATION TO ENTER INTO NEGOTIATIONS WITH THE TOP-RANKED FIRM OF CHEN AND ASSOCIATES; AND SHOULD THE ADMINISTRATION NOT BE ABLE TO NEGOTIATE AN AGREEMENT WITH THE TOP-RANKED FIRM, AUTHORIZING THE ADMINISTRATION TO NEGOTIATE WITH THE SECOND-RANKED FIRM OF WOLFBERG ALVAREZ AND PARTNERS; AND SHOULD THE ADMINISTRATION NOT BE ABLE TO NEGOTIATE AN AGREEMENT WITH THE SECOND-RANKED FIRM, FURTHER AUTHORIZING THE ADMINISTRATION TO NEGOTIATE WITH THE THIRD-RANKED FIRM OF KEITH AND SCHNARS, P.A.

ADMINISTRATIVE RECOMMENDATION

Adopt the Resolution.

ANALYSIS

The South Pointe Streetscape Improvement Project is a comprehensive multi-phase street and infrastructure improvement project based on the South Pointe Master Plan developed and approved by the City in 1999. The South Pointe Master Plan includes all of the area of the City south of Fifth Street. The Master Plan identified comprehensive improvements at a conceptual level and outlined a schedule of five implementation phases.

Construction of Phase I of the Project addressed Third Street from Ocean Drive to Michigan Avenue and Washington Avenue from 5th Street to South Pointe Drive; construction of Phase I improvements was completed in 2002.

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ANALYSIS (Continued)

The planning of Phase II improvements, which includes Michigan Avenue between 5th and 2nd Streets, Jefferson Avenue between 5th and 2nd Streets, Meridian Avenue between 5th and 2nd Streets, Euclid Avenue between 5th and 3rd Streets, 2nd Street between Washington and Michigan Avenues, and 4th Street between Alton Road and Washington Avenue, was completed on February 4, 2004, when the City Commission approved the Basis of Design Report for the project. Work on construction design began immediately thereafter and is currently nearing the 30% completion stage. The scope of work for Phase II includes roadway, drainage, landscaping, streetscape, irrigation, water and sewer, electrical, and street lighting improvements.

Currently, there is a need to initiate the planning and design of the remaining Phases III, IV, and V of the Project. The terms of the agreement which governs the South Pointe Redevelopment Area are scheduled to change at the end of FY 2005 and it is important that funding commitments for RDA-funded projects be secured by that time. In order to have a reasonably accurate current planning level estimate of the cost of the remaining three project Phases, the planning process will need to be substantially complete. Since the planning process can take between 6 months and a year to complete, it needs to be initiated now so that an accurate funding allocation can be approved prior to the anticipated restructuring of the RDA. Currently, project costs are estimated to be approximately \$20 million dollars; it is anticipated that all project funding will be provided through the South Pointe RDA.

The scope of work for Phases III, IV, and V of the Project includes roadway, drainage, landscaping, streetscape, irrigation, water and sewer, electrical, and street lighting improvements. The following areas are included in Phases III, IV, and V of the Project:

- 4th Street between Washington Avenue and the eastern street end
- 2nd Street between Washington Avenue and Ocean Drive
- 1st Street between Alton Road and Ocean Drive
- Commerce Street from Alton Road to Washington Avenue
- Ocean Drive and Ocean Court from 5th Street to South Pointe Drive
- Collins Avenue and Collins Court from 5th Street to South Pointe Drive
- South Pointe Drive from Alton Road to eastern street end
- Alton Road from 5th Street to South Pointe Drive
- Jefferson Avenue between South Pointe Drive and 1st Street
- Other adjacent alleys, roadways, and rights of way as determined necessary

Above ground work may include the following functional and aesthetic improvements including:

- Street resurfacing and new pavement markings.
- Swale restoration, and/or curb and gutter restoration or upgrades.

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ANALYSIS (Continued)

- Repair, extension, or widening of sidewalks and crossing ramps to provide continuous,
 ADA-Title III compatible separated pedestrian ways.
- Installation of new pedestrian-scale street lighting and/or upgrade of existing lighting to correct deficiencies where needed.
- Enhancement of street tree planting and landscaping.
- Provision of pedestrian amenities.
- Physical and/or operational improvements to local streets for the purposes of increasing pedestrian, non-motorized vehicle, and vehicular safety; and lowering vehicular speeds.

The above ground improvements will be coordinated with underground infrastructure improvements, which may include:

- Upgrading of the drainage collection and disposal system
- Repair or replacement of water mains and sanitary sewer lines

These underground infrastructure improvements are generally identified in the following documents: the City of Miami Beach Comprehensive Stormwater Management Program Master Plan (March 1997); the City of Miami Beach Water System Master Plan, (November 1994); the Citywide Sanitary Sewer Infiltration and Inflow Mitigation Program; and subsequent amendments to these plans. The work may also include surveying and obtaining permits from the local or state agencies having jurisdiction.

The City has contracted the services of Hazen and Sawyer, P.C. to function as Program Manager for the Project and act as the City's agent with regard to all aspects of this scope of services. Hence, the Program Manager shall serve as the focal point of contact with the selected firm. The City will retain contractual agreement responsibilities with the selected firm.

The successful firm will be tasked with the following duties and responsibilities:

Task 1 – Planning Services

Task 2 – Design Services

Task 3 - Bid and Award Services

Task 4 - Construction Management Services

Further, the City may include unidentified Additional Services in the contract.

Task 1 – Planning Services: The purpose of this Task is to establish a consensus based Project design concept that meets the needs of the community and stays within established schedule and cost parameters. This task will utilize and expand upon the concepts presented in the South Pointe Master Plan. The selected firm will conduct a total of two Community Design Workshops.

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ANALYSIS (Continued)

Based on the results of the Community Design Workshops, a draft Basis of Design Report shall be developed for presentation and approval by all applicable design review committees and permitting agencies. A final Basis of Design Report shall then be prepared summarizing the accepted design concept, budget level cost estimate, implementation schedule and other issues deemed important to the implementation of the project. The final Basis of Design Report will be presented to the City Commission for approval through Resolution.

Task 2 – Design Services: The purpose of this Task is to prepare construction design contract documents for the Project. The selected firm will be required to perform a variety of forensic tasks to verify, to the extent practicable, existing conditions and the accuracy of base maps to be used for development of the contract drawings. In addition, the selected firm will follow City standards for the preparation of contract documents, inclusive of drawings, specifications and front-end documents and cost estimates. Review submittal take place at the 30%, 60%, 90% and 100% design completion stages. Contract documents will be subject to constructability and value engineering reviews to be performed by others. The selected firm will attend and participate in community design review meetings to review the design progress and concept at different progress levels during the design. The selected firm will also be responsible for reviewing and receiving approvals of its contract documents from all jurisdictional permitting agencies and boards prior to finalization. The selected firm will provide electronic files of all project documents. as requested by City and/or Program Manager. The selected firm shall establish and maintain an in house Quality Assurance / Quality Control (QA/QC) program designed to verify and ensure the quality, clarity, completeness, constructability and bidability of its contract documents.

Task 3 – Bid and Award Services: The selected firm will assist the City in bidding and award of the contract. Such assistance will include facilitating reviews of its contract documents with applicable Procurement, Risk Management and Legal Department representatives. In addition, the selected firm will furnish camera ready contract documents for reproduction and distribution by the City, attend pre-bid conferences, assist with the preparation of necessary addenda, attend the bid opening and assist with the bid evaluation and recommendation of award to the City. The selected firm will provide "As-Bid" documents for use during construction.

Task 4 – Construction Management Services: The selected firm will perform a variety of tasks associated with the construction management of the project. These will include attendance at the pre-construction conference, attendance at weekly construction meetings, responding to Contractor requests for information / clarification, responding and evaluating Contractor requests for change orders, review of shop drawings, specialty inspections in the field (full time observation will be furnished by the Program Manager and project closeout reviews including substantial and final punch list development.

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ANALYSIS (Continued)

Task 5 – Additional Services: No additional services are envisioned at this time. However, if such services are required during the performance of the Work, they shall be requested by the City and negotiated in accordance with contract requirements.

Task 6 – Reimbursables: The City may reimburse additional expense such as reproduction costs, survey, geotechnical work and underground utility verification costs as is determined to be necessary.

On November 25, 2003, the City Commission authorized the issuance of a RFQ to solicit the qualifications from professional firms with the capability and experience to provide engineering, urban design, and landscape architecture services needed for the planning, design, bid and award, and construction administration of phases III, IV, and V of the South Pointe Streetscape Improvement project.

RFQ No. 08-03/04 was issued on January 15, 2004 with an opening date of February 17, 2004. A pre-proposal conference to provide information to firms considering submitting a response was held on January 28, 2004. BidNet issued bid notices to 99 prospective proposers, resulting in 39 proposers requesting RFQ packages, which resulted in the receipt of the following eight (8) proposals from:

- Chen and Associates
- Edwards and Kelcey
- Keith and Schnars, P.A.
- Marlin Engineering, Inc.
- R. J. Behar & Company, Inc.
- The RPMK Group, Inc.
- Superior Consultants
- Wolfberg Alvarez and Partners

The City Manager via Letter to Commission (LTC) No. 125-2004, appointed an Evaluation Committee ("the Committee") consisting of the following individuals:

- Ruth Remington, South Pointe Resident (Committee Chair)
- Dominique Bailleul, South Pointe Resident
- Josh Fisher, South Pointe Resident
- Neli Santamarina, South Pointe Resident
- Elie Fakie, Capital Project Coordinator, Public Works Department
- Jorge Chartrand, Assistant Director, CIP Office
- Reuben Caldwell, Senior Planner, Planning Department

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On July 13, 2004, the Committee convened. Committee member Neli Satamarina was not able to be present at this meeting but nevertheless quorum attendance was present to proceed with the meeting. The Committee was provided information in reference to the project by Donald Shockey, CIP Senior Capital Projects Planner, and a representative from the Procurement staff. Additionally, the Committee reviewed references secured by the Procurement staff, and discussed the following RFQ evaluation criteria and weighted score, which was used to evaluate and rank the respondents:

- The ability of professional personnel (30%);
- Past performance (30%);
- Willingness to meet time and budget requirements (10%);
- Location (10%);
- · Recent, current, and projected workloads of the firms (10%); and
- The volume of work previously awarded to each firm by the agency, with the object
 of effecting an equitable distribution of contracts among qualified firms, provided
 such distribution does not violate the principle of selection of the most highly
 qualified firms (10%).

The Committee's consensus at the end of the meeting was to invite four (4) firms to provide a 15-minute presentation, followed by a 30-minute question and answer session. The four firms that were shortlisted were: Keith and Schnars, Wolfberg Alvarez and Partners, Edwards and Kelcey and Chen and Associates.

Procurement staff coordinated and scheduled presentations for July 23, 2004. On this date the Committee members convened and were provided presentations by all four (4) shortlisted firms. One Committee member, Neli Santamarina, was unable to attend the meeting and consequently unable to rank the firms, but nevertheless quorum attendance was present to proceed with the meeting.

After the firms' presentations, the Committee members discussed at length their individual perceptions of the qualifications, experience, and competence of all the four (4) firms and then ranked the firms accordingly:

Company Name	Ruth	Josh	Dominique	Reuben	Elie	Jorge
	Remington	Fisher	Bailleul	Caldwell	Fakie	Chartrand
Chen and Associates (1)	94	98	77	94	86	88
	(1)	(1)	(1)	(1)	(1)	(1)
Wolfberg Alvarez and Partners (2)	87	92	68	91	80	87
	(2)	(2)	(2)	(3)	(4)	(2)
Keith and Schnars, P.A. (3)	71	83	53	93	85	87
	(3)	(3)	(3)	(2)	(2)	(2)
Edwards and Kelcey (4)	59	72	37	89	84	83
	(4)	(4)	(4)	(4)	(3)	(3)

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ANALYSIS (Continued)

As per Section 287.055, Florida Statutes, known as the Consultants' Competitive Negotiation Act (CCNA), the Committee ranked no less than 3 firms.

LEGEND:

Chen & Associates 6-1st place votes = 6x1=6TOTAL 6 = Ranked 1st **Wolfberg Alvarez and Partners** 4-2nd place votes = 4x2=81-3rd place vote 1x3=31-4th place vote 1x4=415=Ranked 2nd * TOTAL = (*do to more 2nd place votes) **Keith and Schnars** 3-2nd place votes = 3x2=63-3rd place vote 3x3=915=Ranked 3rd TOTAL =

The firm of Chen and Associates was deemed to be the first ranked firm based on the experience and qualifications of their team. Chen and Associates possess vast experience in the planning, design, permitting and construction administration of infrastructure redevelopment projects in South Florida. The Company's experience includes projects completed within the last two years for Broward County, City of North Miami Beach, City of Dania Beach, City of Margate's Community Redevelopment Agency and many other entities. All these projects have been successfully completed with aggressive timeframes, multiple funding sources and complex existing infrastructure.

In addition to the Prime Consultant, the team is comprised of three highly specialized, nationally recognized firms: 1) Civic Design Consultants; 2) TBE Group; and 3) Kittelson and Associates. These firms have been selected to provide their expertise on specific items that have been identified by the City of Miami Beach and/or existing site conditions. Civic Design Consultants will offer their significant experience and expertise in urban planning and streetscaping to help coordinate the public and private redevelopment occurring in and around the City Center Neighborhood. The TBE Group has been added to this team for their expertise in surveying, subsurface utility engineering and coordination which will be applied to address the congested corridors and many existing utilities within the project area. Kittelson and Associates lends its nationwide research and engineering expertise in traffic calming and traffic engineering to address the pedestrian/vehicular flow and connectivity issues within the project area.

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ANALYSIS (Continued)

Chen and Associates will offer the following to the City of Miami Beach:

- Community based design team approach
- Vast experience in urban infrastructure redevelopment
- Past and present high profile project experience gathered through the continuous projects performed throughout South Florida
- Experienced in Public participation/Meetings
- Strong track record of successfully completing projects within budget and time schedule
- Extensive experience in facilitating public meetings

RELATED EXPERIENCE PRINCIPAL-IN-CHARGE/PROJECT MANAGER

Dr. Ben H. Chen, P.E.

Dr. Ben H. Chen, P.E. has over 30 years of experience in addition to his two advanced Civil Engineering degrees. Dr. Chen has been involved in literally hundreds of projects throughout the United States and the Caribbean. Additionally, his experience and qualifications include the following:

- Over 32 years of engineering experience providing water and wastewater treatment facilities design and construction management, facilities planning, environmental studies, utilities master planning, rate and financial studies
- 12 years of neighborhood redevelopment experience
- National and Municipal/Agency Infrastructure design experience:
 - Broadview Park Neighborhood Improvement Project Basis of Design Report,
 Broward County Office of Environmental Services
 - Broward County Central Neighborhood Improvement Project Basis of Design Project, Broward County Office of Environmental Services
 - Proud Neighborhoods Capital Improvements Projects, City of North Miami Beach, Florida
 - Post 911 Mapping Services for the City of New York
 - Traffic operations in Washington, D.C.
 - Urban Roadway Beautification for the City of Detroit, Michigan

The following references were secured by the Procurement staff for Chen and Associates, they are follows:

Ms. Zully Williams, Project Manager General Environmental Engineering Services Village of Isla Morada Commission Memo
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ANALYSIS (Continued)

"Excellent firm to work with, their staff is always able to meet or needs in a very timely manner."

Mr. Pat McGregor, Project Manager Broadview Park Neighborhood Improvement Project Basis of Design Report Broward County Office of Environmental Services

"The BODR is completed and we are negotiating design and construction management services. Additionally, Chen and Associates provides the best customer service of the four Consultants I am presently using."

Mr. Hiep Huynh, Project Manager
Proud Neighborhoods Capital Improvements Projects
City of North Miami Beach

"Chen and Associates has been retained to provide continuing design services for the City of North Miami Beach's future projects."

CONCLUSION

The City Manager concurs with the Evaluation Committee's recommendation and recommends that the Administration, Mayor and City Commission approve their ranking of firms, and subsequently authorize the Administration to enter into negotiations with the topranked firm of Chen and Associates.; and should the Administration not be able to negotiate an agreement with the top ranked firm, authorizing the Administration to negotiate with second-ranked firm of Wolfberg Alvarez and Partners; and should the Administration not be able to negotiate an agreement with the second-ranked firm, further authorizing the Administration to negotiate with the third-ranked firm of Keith and Schnars.

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RESOLUTIO	ON NO.	•
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A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER PERTAINING TO THE RANKING OF QUALIFICATIONS RECEIVED PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 08-03/04, FOR ENGINEERING, URBAN DESIGN, AND LANDSCAPE ARCHITECTURE SERVICES NEEDED FOR THE PLANNING, DESIGN, BID AND AWARD, AND CONSTRUCTION ADMINISTRATION OF PHASES III, IV, AND V OF THE SOUTH POINTE STREETSCAPE IMPROVEMENT PROJECT; AUTHORIZING THE ADMINISTRATION TO ENTER INTO NEGOTIATIONS WITH THE TOP-RANKED FIRM OF CHEN AND ASSOCIATES; AND SHOULD THE ADMINISTRATION NOT BE ABLE TO NEGOTIATE AN AGREEMENT WITH THE TOP-RANKED FIRM, AUTHORIZING THE ADMINISTRATION TO NEGOTIATE WITH THE SECOND-RANKED FIRM OF WOLFBERG ALVAREZ AND PARTNERS; AND SHOULD THE ADMINISTRATION NOT BE ABLE TO NEGOTIATE AN AGREEMENT WITH THE SECOND-RANKED FIRM, FURTHER AUTHORIZING THE ADMINISTRATION TO NEGOTIATE WITH THE THIRD-RANKED FIRM OF KEITH AND SCHNARS, P.A.

WHEREAS, the South Pointe Streetscape Improvement Project (Project) is a comprehensive multi-phase street and infrastructure improvement project based on the South Pointe Master Plan developed and approved by the City in 1999; and

WHEREAS, the scope of work for Phases III, IV, and V of the Project includes roadway, drainage, landscaping, streetscape, irrigation, water and sewer, electrical, and street lighting improvements; and

WHEREAS, currently, Project costs are estimated to be approximately \$20 million dollars; it is anticipated that all Project funding will be provided from South Pointe Redevelopment Area funds; and

WHEREAS, on November 25, 2003, the City Commission authorized the issuance of a Request for Qualifications No. 08-03/04 to solicit the qualifications from professional firms with the capability and experience to provide engineering, urban design, and landscape architecture services needed for the planning, design, bid and award, and construction administration of phases III, IV, and V of the South Pointe Streetscape Improvement Project (the RFQ); and

WHEREAS, the RFQ was issued on January 15, 2004, with an opening date of February 17, 2004; and

WHEREAS, eight (8) proposals were received in response to the RFQ, by the following firms:

- Chen and Associates;
- Edwards and Kelcey;
- Keith and Schnars, P.A.;
- Marlin Engineering, Inc.;
- R. J. Behar & Company, Inc.;
- The RPMK Group, Inc.;
- Superior Consultants;

Wolfberg Alvarez and Partners; and

WHEREAS, an Evaluation Committee was appointed by the City Manager via Letter to Commission (LTC) No. 125-2004, consisting of the following individuals:

- Ruth Remington, South Pointe Resident (Committee Chair);
- Dominique Bailleul, South Pointe Resident;
- Josh Fisher, South Pointe Resident;
- Neli Santamarina, South Pointe Resident;
- Elie Fakie, Capital Project Coordinator, Public Works Department;
- Jorge Chartrand, Assistant Director, CIP Office;
- Reuben Caldwell, Senior Planner, Planning Department; and

WHEREAS, on July 13, 2004, the Evaluation Committee convened and discussed the qualifications and credentials of all eight responsive firms, and the Committee's consensus at the end of the meeting was to invite four (4) of the eight (8) firms to provide a 15-minute presentation, followed by a 30-minute question and answer session; and

WHEREAS, the Committee reconvened on July 23, 2004, for the second meeting; the Committee members discussed their individual ranking of all the firms and ranked the top three firms accordingly:

- First: Chen and Associates;
- Second: Wolfberg Alvarez and Partners;
- Third: Keith and Schnars, P.A.; and

WHEREAS, the City Manager has reviewed the Evaluation Committee's recommendation, and recommends that the Mayor and City Commission accept the Committee's recommendation, relative to the ranking of firms pursuant to RFQ 08-03/04.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission accept the recommendation of the City Manager pertaining to the ranking of firms pursuant to RFQ No. 08-03/04 for Engineering, Urban Design, and Landscape Architecture Services needed for the Planning, Design, and Bid and Award, and Construction Administration of Phases III, IV, and V of the South Pointe Streetscape Improvement Project, and authorize the Administration to enter into negotiations with the top-ranked firm of Chen and Associates; and should the Administration not be able to negotiate an agreement with the top-ranked firm, authorize the Administration to negotiate with the second-ranked firm, authorize the Administration not be able to negotiate an agreement with the second-ranked firm, authorize the Administration to negotiate with the third-ranked Keith and Schnars, P.A.

	PASSED and ADOPTED this day of	, 2004.
ATTEST:		
		MAYOR
CITY CLE	APPHOVED AS I	
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